

Pre-Lodgement Application Form

Portal Application number:
PAN-50420

Applicant contact details

Title	Mrs
First given name	Marcela
Other given name/s	
Family name	Dalla Palma
Contact number	
Email	
Address	
Application on behalf of a company, business or body corporate	No

Owner/s of the development site

Owner/s of the development site	
Owner #	
Title	
First given name	
Other given name/s	
Family name	
Contact number	
Email	
Address	

I declare that I have shown this document, including all attached drawings, to the owner(s) of the land, and that I have obtained their consent to submit this application. - Yes

Note: It is an offence under Section 10.6 of the Environmental Planning and Assessment Act 1979 to provide false or misleading information in relation to this application.

Development details

Application type	Development Application	
Site address #	1	
Street address	2 ANCHORAGE STREET ST CLAIR 2759	
Local government area	PENRITH	
Lot / Section Number / Plan	279 / - / DP708572	
Primary address?	Yes	
	Land Application LEP	Penrith Local Environmental Plan 2010
	Land Zoning	R2: Low Density Residential
	Height of Building	8.5 m
	Floor Space Ratio (n:1)	NA
	Minimum Lot Size	550 m ²

Planning controls affecting property	Heritage	NA
	Land Reservation Acquisition	NA
	Foreshore Building Line	NA
	Local Provisions	Wind Turbine Buffer Zone
	Obstacle Limitation Surface	230.5-230.5

Proposed development

Proposed type of development	Dual occupancy Demolition
Description of development	Demolition of a single storey brick veneer dwelling with metal awning and detached shed. Construction of a 2 storey brick veneer and clad duplex with double garage to each unit, 3-4 bedrooms and associated living areas, bathrooms and kitchen. Driveway and landscaping.
Dwelling count details	
Number of dwellings / units proposed	2
Number of storeys proposed	2
Number of pre-existing dwellings on site	1
Number of dwellings to be demolished	1
Number of existing floor area	
Number of existing site area	814
Cost of development	
Please provide the estimated cost of the development	\$600,000.00
Do you have one or more BASIX certificates?	Yes
BASIX Certificate Number	1151532M
Subdivision	
Number of existing lots	1
Is subdivison proposed?	Yes
Type of subdivision proposed	Strata Title
Number of proposed lots	2
Proposed operating details	
Number of staff/employees on the site	
Number of parking spaces	
Number of loading bays	
Is a new road proposed?	No
Concept development	
Is the development to be staged?	No, this application is not for concept or staged development.
Crown development	
Is this a proposed Crown development?	No

Registered practitioner details

Related planning information

Is the application for integrated development?	No
Is your proposal categorised as designated development?	No
Is your proposal likely to significantly impact on threatened species, populations, ecological communities or their habitats, or is it located on land identified as critical habitat?	No
Does the application propose a variation to a development standard in an environmental planning instrument (eg LEP or SEPP)?	No
Is the application accompanied by a voluntary planning agreement (VPA) ?	No
Section 68 of the Local Government Act	
Is approval under s68 of the Local Government Act 1993 required?	No
10.7 Certificate	
Have you already obtained a 10.7 certificate?	Yes
Was the 10.7 certificate applied for via the NSW Planning Portal?	No
Please enter 10.7 certificate number related to this application	20/01915
Tree works	
Is tree removal and/or pruning work proposed?	Yes
Please provide a description of the proposed tree removal and/or pruning work	Remove 2 small trees within the lot
Number of trees to be impacted by the proposed work	2
Land area to be impacted by the proposed work	
Units	
Approximate area of canopy REQUESTED to be removed	10
Units	Square meters
Local heritage	
Does the development site include an item of environmental heritage or sit within a heritage conservation area.	No
Are works proposed to any heritage listed buildings?	No
Is heritage tree removal proposed?	No
Affiliations and Pecuniary interests	
Is the applicant or owner a staff member or councillor of the council assessing the application?	No
Does the applicant or owner have a relationship with any staff or councillor of the council assessing the application?	No
Political Donations	
Are you aware of any person who has financial interest in the application who has made a political donation or gift in the last two years?	No
Please provide details of each donation/gift which has been made within the last 2 years	

Payer details

The Environmental Planning and Assessment Regulation 2000 and council's adopted fees and charges establish how to calculate the fee payable for your development application. For development that involves building or other works, the fee for your application is based on the estimated cost of the development. If your application is for integrated development or requires concurrence from a state agency, additional fees will be required. Other charges may be payable based on the council's adopted fees and charges. If your development needs to be advertised, the council may charge additional advertising fees.

Once this application form is completed, it and the supporting documents will be submitted to the council for lodgement, at which time the fees will be calculated. The council will contact you to obtain payment. Note that the application may be rejected if the fees are not paid.

Fee payment will be made by:

First name	
Other given name(s)	
Family name	
Contact number	
Email address	
Billing address	

Application documents

The following documents support the application.

Document type	Document file name
BASIX certificate	BASIX NatHERS Cert - Lot 279 ANCHORAGE ST, ST CLAIR
Cost estimate report	DA Fee Quote - 2 Anchorage Street St Clair
Elevations and sections	03 Elevations and Section Revision B (Xiao)
Floor plans	02 Floor Plans Revision B (Xiao)
Landscape plan	06 Landscape Plan and Shadow Diagram Revision B (Xiao)
Notification plans	07 Notification Plan Revision B (Xiao)
Owner's consent	DA Application with Owner's Consent
Proposed Subdivision plan	05 Demolition and Subdivision Plans Revision B (Xiao)
Schedule of colours, materials and finishes	External Colours Board (Warm Greys)
Section 10.7 Planning Certificate (formerly Section 149)	Contract for sale - 2 Anchorage Street, St Clair
Site plans	01 Site Plans and BASIX Requirements Revision B (Xiao)
Statement of environmental effects	Statement of Environmental Effects
Stormwater drainage plan	04 Waste Management and Stormwater Plans Revision B (Xiao)
Survey plan	Survey Plan
Waste management plan	Waste Management Plan Form

Applicant declarations

I declare that all the information in my application and accompanying documents is , to the best of my knowledge, true and correct.	Yes
I understand that the application and the accompanying information will be provided to the appropriate consent authority for the purposes of the assessment and determination of this application, and may be provided to other State agencies.	Yes
I understand that if incomplete, the consent authority may request more information , which will result in delays to the application.	Yes
The information and materials provided may be used for notification and advertising purposes, and may be made available to the public for inspection.	Yes
I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Government Information (Public Access) 2009 (NSW) (GIPA Act).	Yes
I have read and agree to the collection and use of my personal information as outlined in the Privacy Notice.	Yes
I agree to the appropriately delegated assessment officers attending the site for the purpose of inspection.	Yes

